



PLAN SNAPSHOT REPORT PA-2025-00400 FOR CITY OF ALBUQUERQUE

Plan Type: Pre-Application Review	Project: Sketch Plat (PR-2025-020162)	App Date: 12/08/2025
Work Class: Sketch Plat	District: City of Albuquerque	Exp Date: 06/06/2026
Status: In Review	Square Feet: 0.00	Completed: NOT COMPLETED
Valuation: \$0.00	Assigned To:	Approval Expire Date:
Description: Sketch Plat for Consolidation Plat		

Parcel: 101205935544010736 101205934444210738	Address: 99999 Moya Rd Nw Albuquerque, NM 87104 2841 Moya Rd Nw Albuquerque, NM 87104 99999 Moya Rd Nw Albuquerque, NM 87104	Zone:
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Applicant
Dave Aube
2101 Mountain Rd SW Suite B
Albuquerque, NM 87106
Business: (505) 463-4503
Mobile: (505) 463-4503

Plan Custom Fields

Existing Project Number	N/A	Existing Zoning	R-A - Residential - Rural and Agricultural	Number of Existing Lots	2
Number of Proposed Lots	1	Total Area of Site in Acres	0.51	Site Address/Street	2841 Moya Road NW
Site Location Located Between Streets	Moya Road West of Rio Grande	Case History	N/A	Do you request an interpreter for the hearing?	No
Square Footage of Existing Buildings	0	Square Footage of Proposed Buildings	4000	Lot and/or Tract Number	A
Block Number	0000	Subdivision Name and/or Unit Number	MAESTAS--IGNACITA	Legal Description	* B DIVISION OF LAND OF IGNACITA MAESTAS (COMPRISING PORTIONS OF TRACTS 41A & * A DIVISION OF LAND OF IGNACITA MAESTAS (COMPRISING PORTIONS OF TRACTS 41A &
Existing Zone District	R-A	Zone Atlas Page(s)	H-12	Acreage	0.264, 0.13
Calculated Acreage	0.2588023, 0.24347841	Council District	2	Community Planning Area(s)	Near North Valley
Character Protection Overlay	Los Duranes – CPO-6	Development Area(s)	Consistency	Current Land Use(s)	01 Low-density Residential
IDO Use Development Standards Name	Los Duranes Community Acequias, Los Duranes – CPO-6, Los Duranes – CPO-6, Los Duranes – CPO-6, Valley Drainage Area	IDO Use Development Standards Subsection	Irrigation Facility (Aceaquia) Standards (5-2), Sidewalks in Residential Development (5-3), Primary Building Stepback (5-11), Off-premises Signs (Prohibitions) (5-12), Site Design and Sensitive Lands (5-2)	IDO Use Specific Standards Name	Los Duranes – CPO-6
IDO Use Specific Standards Subsection	Dwelling, Cluster Development (Number of Dwelling Units) (4-3(B)),	Paid Parking Lot or Parking Structure (Prohibitions) (4-3(D))	Pre-IDO Zoning District	SU-2	

PLAN SNAPSHOT REPORT (PA-2025-00400)

Pre-IDO Zoning Description	LD RA-2	FEMA Flood Zone	X	Total Number of Dwelling Units	1
Total Gross Square Footage2	0	Total Gross Square Footage4	0	Total Gross Square Footage	0
Total Gross Square Footage3	0				
Attachment File Name		Added On	Added By	Attachment Group	Notes
Signature_Dave_Aube_12/8/2025.jpg		12/08/2025 11:01	Aube, Dave	Uploaded via CSS	
Note		Created By		Date and Time Created	
1. Submittal has been reviewed and is ready to be processed.		Renee Zamora		12/15/2025 9:45	
Invoice No.	Fee			Fee Amount	Amount Paid
INV-00065508	Technology Fee			\$3.50	\$3.50
	Sketch Plat/Plan Fee			\$50.00	\$50.00
		Total for Invoice INV-00065508		\$53.50	\$53.50
		Grand Total for Plan		\$53.50	\$53.50
Meeting Type	Location	Scheduled Date	Subject		
DFT Meeting v.1	Zoom	01/14/2026	Sketch Plat		
Workflow Step / Action Name		Action Type	Start Date	End Date	
Application Screening v.1			12/15/2025 9:43		
Associate Project Number v.1		Generic Action		12/15/2025 9:43	
DFT Meeting v.1		Hold Meeting	12/15/2025 10:14	12/15/2025 10:14	
Screen for Completeness v.1		Generic Action		12/15/2025 9:44	
Verify Payment v.1		Generic Action		12/15/2025 10:14	
Application Review v.1					
Sketch Plat/Plan Review v.1		Receive Submittal			
DFT Comments Submittal v.1		Generic Action			

December 5, 2025
 Version 1

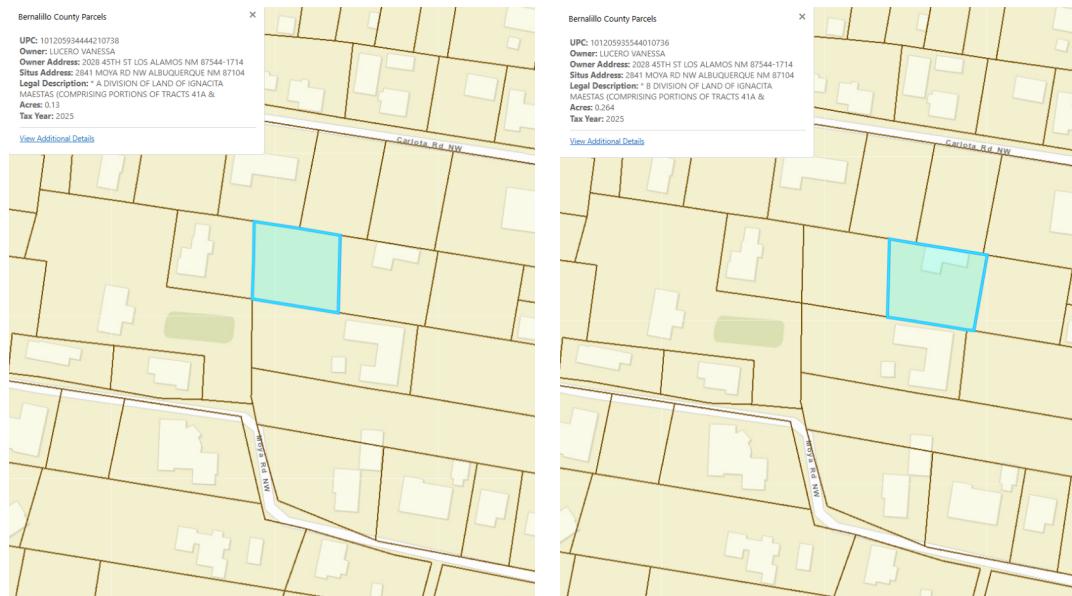
Attention: Planning Department, Development Hearing Officer

Re: Justin Rawls Residence
 2841 Moya Road NW,
 Albuquerque, NM 87104

Sketch Plat.

Dear Planning Department:

We are writing on behalf of our client, Justin Rawls that owns Tracts 41A and 41B, of the Land of Ignacita Maestas. The two parcels are accessed from Moya Road NW on the south. The client would like to eliminate the internal lot line between the two parcels to allow for the proposed residence to located in the optimal location.



Full Legal description are as follows:

A DIVISION OF LAND OF IGNACITA MAESTAS (COMPRISING PORTIONS OF TRACTS 41A & 41B).

Water and Sanitary Sewer has already been extended to supply services to the prior residence for 2841 Moya Road NW. The services are located on the western side of the site.

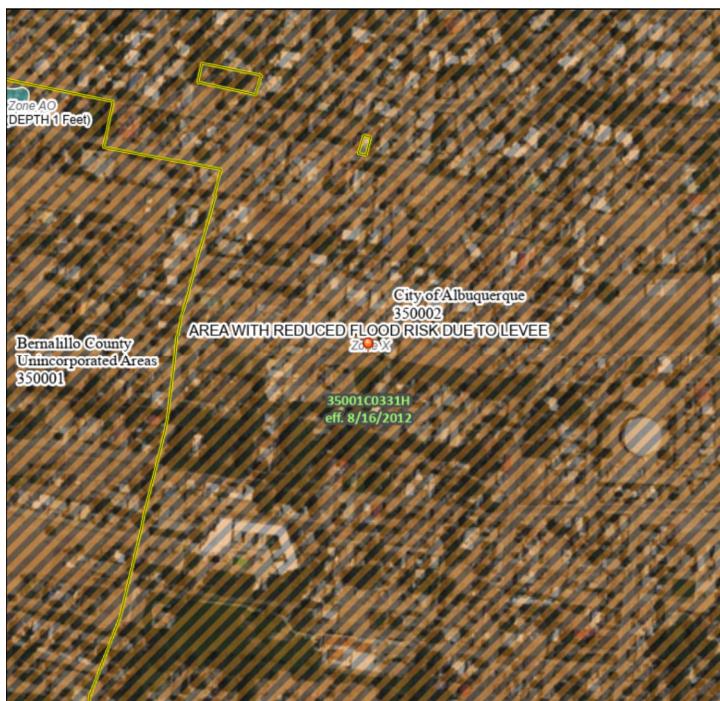
We understand that a Grading and Drainage Plan will be required with the project.

Power is available from overhead power line along the northern property line.

Access to the property is through Tract 34A4B, 33C1B and 34A4A1 from Moya Road NW.



Aerial obtained from Google Maps.



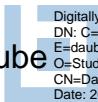
This parcel is within an Area of Reduced Risk due to Levee.

We are attaching the Sketch Plat documents prepared by Harris Surveying for your review.

Thank you for your consideration. We look forward to hearing from you.

Please do not hesitate to contact me on my cell (505) 463-4503 if you have any questions or require additional information.

Sincerely,

David A Aube 
Digitally signed by David A Aube
DN: C=US,
E=daube@studioswarch.com,
O=Studio SW Architects,
CN=David A Aube
Date: 2025.12.08 10:22:30-07'00'

David Aube

CC: G:\Dave A\Proposals\RM-MCT\Justin Rawls\Justification Letter Sketch Plat DHO 12-5-25 V1.doc



VICINITY MAP No. H-12-Z

LEGAL DESCRIPTION

LOTS "A" AND "B" OF PLAT OF DIVISION OF LAND OF IGNACITA MAESTAS, SITUATE IN SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN AND BEING IDENTIFIED AS A PORTION OF TRACTS 41A1A, 41111,41112 AND ALL OF TRACT 41A1B OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35 AND AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 18, 1977, IN VOLUME B13, FOLIO 81.

SOLAR NOTE:

NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT

FLOOD NOTE:

THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0133H DATED 8-16-2012

PURPOSE OF PLAT:

THE PURPOSE OF THIS PLAT IS TO CREATE ONE (1) LOT FROM TWO (2) LOTS AND GRANT ANY EASEMENTS AS SHOWN.

GENERAL NOTES:

- 1: UNLESS NOTED, No. 4 REBAR WITH CAP STAMPED P.S.#11463 WERE SET AT ALL PROPERTY CORNERS.
- 2: THIS PLAT SHOWS ALL EASEMENTS OF RECORD.
- 3: TOTAL AREA OF PROPERTY: 0.5121 ACRES.
- 4: BASIS OF BEARINGS IS THE NEW MEXICO STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 1983.
- 5: DISTANCES ARE GRID, BEARINGS ARE GRID.
- 6: BEARINGS AND DISTANCES SHOWN IN PARENTHESIS ARE RECORD.
- 7: DATE OF FIELD WORK: DECEMBER 2025
- 8: NO PROPERTY WITHIN THE AREA OF THIS PLAT SHALL AT ANY TIME BE SUBJECT TO A DEED RESTRICTION, COVENANT, OR BINDING AGREEMENT PROHIBITING SOLAR COLLECTORS FROM BEING INSTALLED ON BUILDINGS OR ERECTED ON LOTS OR PARCELS WITHIN THE AREA OF PROPOSED PLAT
- 9: PLATS USED TO ESTABLISH BOUNDARY.
 - A: LOTS "A" & "B" OF PLAT DIVISION OF LAND OF IGNACITA MAESTAS FILED: AUGUST 18, 1977 IN VOLUME B13, FOLIO 81
- 10: THE PROPERTY SHOWN HEREON IS LOCATED WITHIN FEMA ZONE X, WHICH IS NOT CONSIDERED TO BE WITHIN THE 100 YEAR FLOOD PLAIN FIRM PANEL No. 35001C0331H DATED 8-16-2012

PUBLIC UTILITY EASEMENTS

Public Utility Easements shown on this plat are granted for the common and joint use of:
 A. Public Service Company of New Mexico ("PNM"), a New Mexico corporation, (PNM Electric) for installation, maintenance, and service of overhead and underground electrical lines, transformers, and other equipment and related facilities reasonably necessary to provide electrical services.
 B. New Mexico Gas Company for installation, maintenance, and service of natural gas lines, valves and other equipment and facilities reasonably necessary to provide natural gas services.
 C. QWEST D/B/A CENTURYLINK for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide communication services.
 D. Cable TV for the installation, maintenance, and service of such lines, cable, and other related equipment and facilities reasonably necessary to provide Cable services.

Included, is the right to build, rebuild, construct, reconstruct, locate, relocate, change, remove, replace, modify, renew, operate and maintain facilities for purposes described above, together with free access to, from, and over said easements, with the right and privilege of going upon, over and across adjoining lands of Grantor for the purposes set forth herein and with the right to utilize the right of way and easement to extend services to customers of Grantee, including sufficient working area space for electrical transformers, with the right and privilege to trim and remove trees, shrubs or bushes which interfere with the purposes set forth herein. No building, sign, pool (aboveground or subsurface), hot tub, concrete or wood pool decking, or other structure shall be erected or constructed on said easements, nor shall any well be drilled or operated thereon. Property owners shall be solely responsible for correcting any violations of National Electrical Safety Code by construction of pools, decking, or any structures adjacent to or near easements shown on this plat. Easements for electric transformer/switchgears, as installed, shall extend ten (10) feet in front of transformer/switchgear doors and five (5) feet on each side.

Disclaimer
 In approving this plat, Public Service Company of New Mexico (PNM), QWEST D/B/A CENTURYLINK and New Mexico Gas Company (NMGC) did not conduct a Title Search of the properties shown hereon. Consequently, PNM, QWEST D/B/A CENTURYLINK and NMGC do not waive or release any easement or easement rights which may have been granted by prior plat, replat or other document and which are not shown on this plat.

FREE CONSENT

THE SUBDIVISION HEREON DESCRIBED IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETOR THEREOF. SAID OWNER / PROPRIETOR DOES HEREBY GRANT ANY AND ALL EASEMENTS AS MAY BE CREATED BY THIS PLAT. THOSE SIGNING AS OWNERS WARRANT THAT THEY HOLD AMONG THEM COMPLETE AND INDEFEASIBLE TITLE IN FEE SIMPLE TO THE LAND SUBDIVIDED.

DATE

ACKNOWLEDGMENT

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME A NOTARY PUBLIC

THIS _____, DAY OF _____, 20_____,

BY:

OWNERS NAME

MY COMMISSION EXPIRES: _____ BY: _____
 NOTARY PUBLIC

**PLAT OF
LOT "A-1"
LAND OF IGNACITA MAESTAS**
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2025

PROJECT NUMBER: _____

APPLICATION NUMBER: _____

D.H.O. APPROVALS DATE: _____

UTILITY APPROVALS:

PUBLIC SERVICE COMPANY OF NEW MEXICO _____ DATE

NEW MEXICO GAS COMPANY _____ DATE

QWEST CORPORATION D/B/A CENTURYLINK QC _____ DATE

COMCAST _____ DATE

CITY APPROVALS:

CITY SURVEYOR _____ DATE

*REAL PROPERTY DIVISION (CONDITIONAL) _____ DATE

**ENVIRONMENTAL HEALTH DEPARTMENT (CONDITIONAL) _____ DATE

TRAFFIC ENGINEERING, TRANSPORTATION DIVISION _____ DATE

ABCWUA _____ DATE

PARKS AND RECREATION DEPARTMENT _____ DATE

AMAFCA _____ DATE

CITY ENGINEER _____ DATE

PLANNING DEPARTMENT _____ DATE

CODE ENFORCEMENT _____ DATE

SURVEYORS CERTIFICATE:

STATE OF NEW MEXICO) S.S.
 COUNTY OF BERNALILLO)

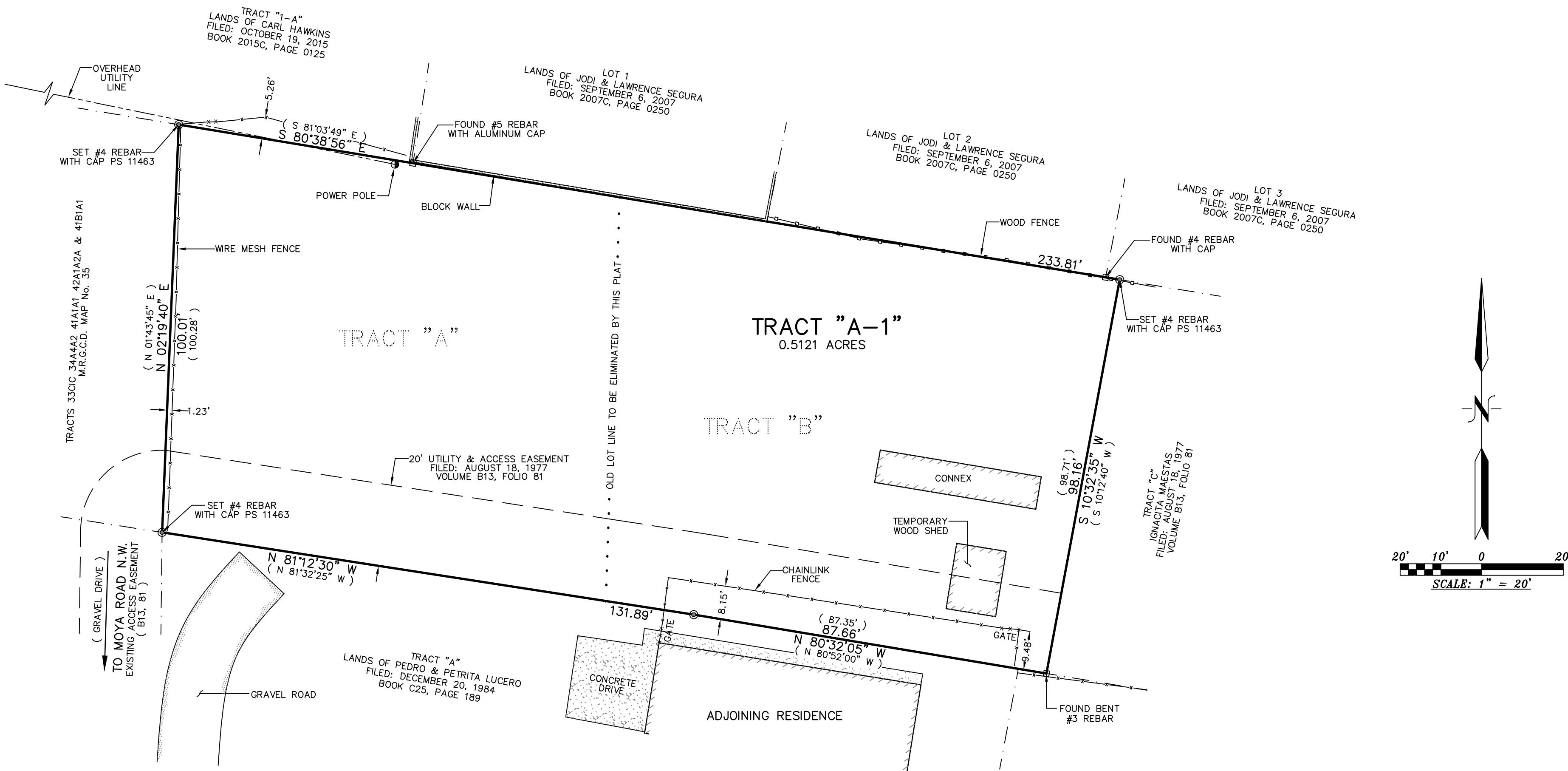
I, ANTHONY L. HARRIS, A DULY PROFESSIONAL LICENSED LAND SURVEYOR, UNDER THE LAWS OF THE STATE OF NEW MEXICO, DO HEREBY CERTIFY THAT THE PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM RESPONSIBLE FOR SAID PLAT AND MEETS THE REQUIREMENTS FOR MONUMENTATION AND SURVEY OF THE ALBUQUERQUE SUBDIVISION ORDINANCE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND MEETS THE MINIMUM REQUIREMENTS FOR LAND SURVEYS AS SET FORTH BY THE STATE OF NEW MEXICO.

GIVEN UNDER MY HAND AND SEAL AT ALBUQUERQUE, NEW MEXICO,
 THIS _____ DAY OF _____, 2025

ANTHONY L. HARRIS. P.S. # 11463

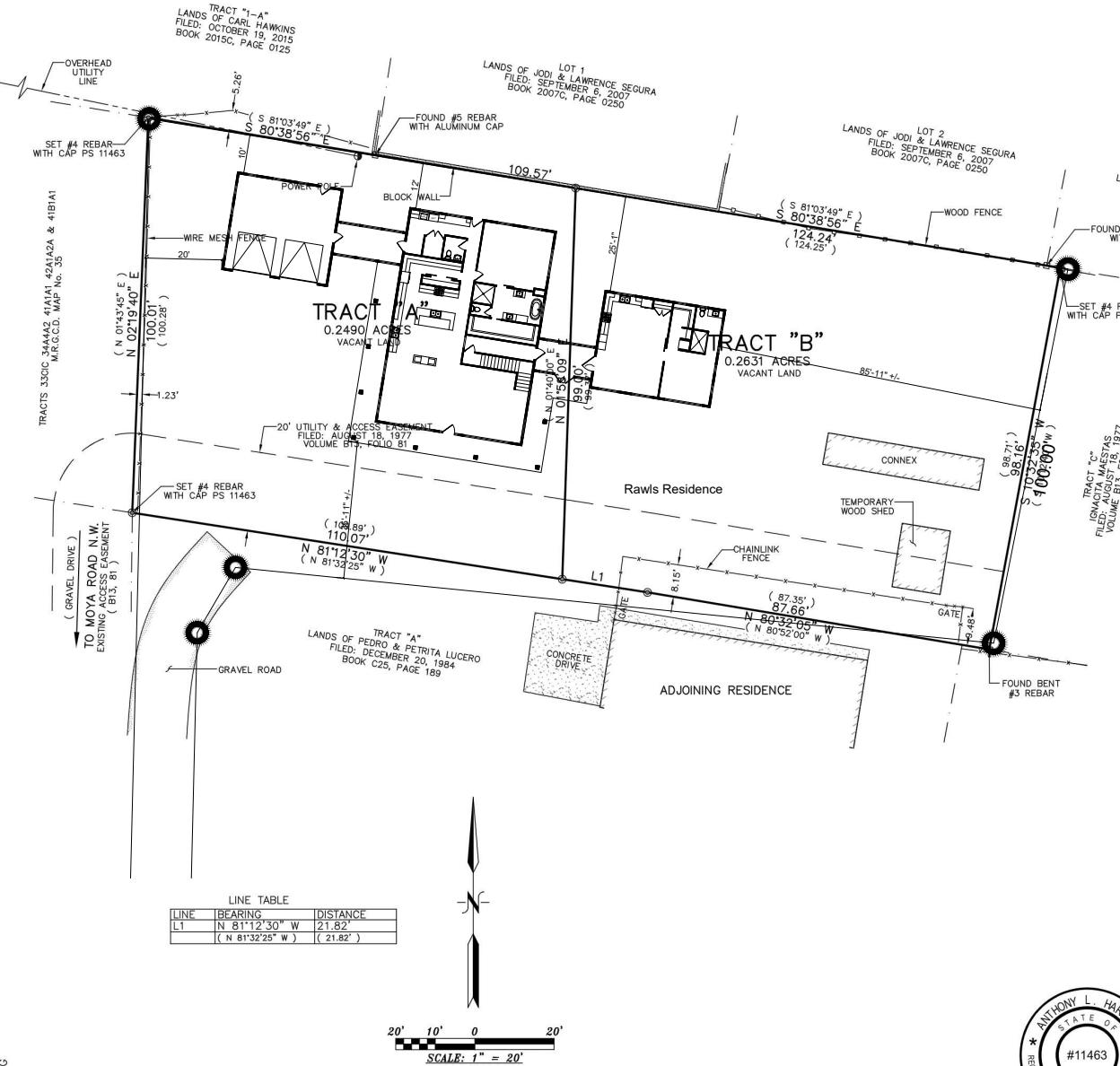
HARRIS SURVEYING, INC.
 1308 CIELO VISTA DEL SUR NW
 CORRALES, NEW MEXICO 87048
 PHONE: (505) 250-2273
 E-MAIL: harrissurveying51@gmail.com

**PLAT OF
LOT "A-1"
LAND OF IGNACITA MAESTAS**
WITHIN
TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
DECEMBER 2025



RETRACEMENT SURVEY
OF
LOTS "A" & "B"
LAND OF IGNACITA MAESTAS

TOWN OF ALBUQUERQUE GRANT
PROJECTED SECTION 12, T. 10 N., R. 2 E., N.M.P.M.
CITY OF ALBUQUERQUE
BERNALILLO COUNTY, NEW MEXICO
OCTOBER 2025



LEGAL DESCRIPTION:

LOTS "A" AND "B" OF PLAT OF DIVISION OF LAND OF IGNACIA MAESTAS, SITUATE IN SECTION 12, TOWNSHIP 10 NORTH, RANGE 2 EAST, NEW MEXICO PRINCIPAL MERIDIAN AND BEING IDENTIFIED AS A PORTION OF TRACTS 41A1A, 41111,41112 AND ALL OF TRACT 41A1B OF MIDDLE RIO GRANDE CONSERVANCY DISTRICT PROPERTY MAP NO. 35 AND AS SHOWN AND DESIGNATED ON THE PLAT FILED IN THE OFFICE OF THE COUNTY CLERK OF BERNALILLO COUNTY, NEW MEXICO ON AUGUST 18, 1977, IN VOLUME B13, FOLIO 81.

GENERAL NOTES:

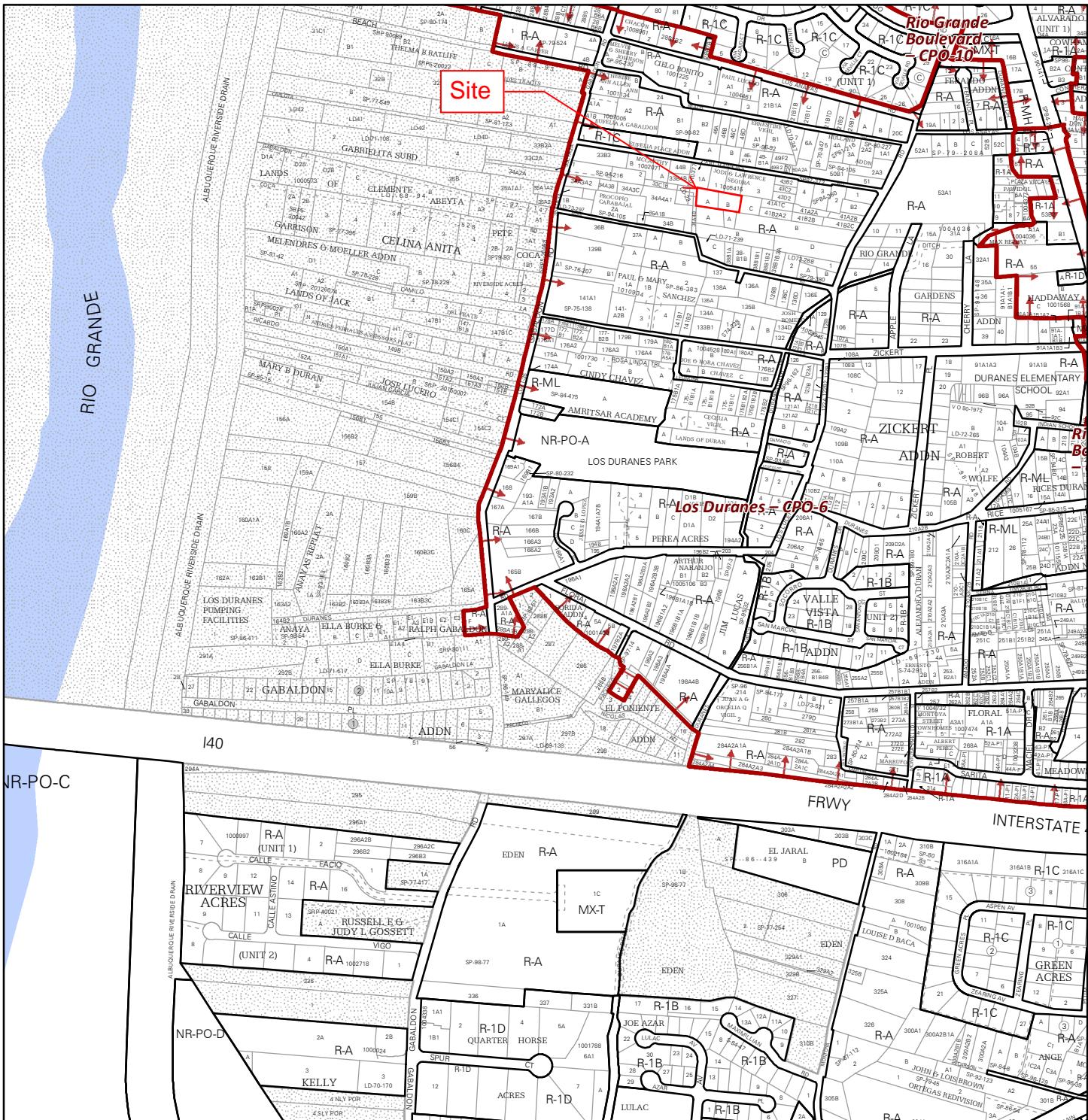
- 1: OWNER OF RECORD PER FIDELITY NATIONAL TITLE INSURANCE COMPANY
BINDER DATED: SEPTEMBER 24, 2025 IS
VANESSA LUCERO
- 2: LEGAL DESCRIPTION AND EASEMENTS SHOWN WERE PROVIDED BY
FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT NO. SP000185992
- 3: PLATS USED TO ESTABLISH BOUNDARY.
A: LOTS "A" & "B" OF PLAT DIVISION OF LAND OF IGNACITA MAESTAS
FILED: AUGUST 18, 1977 IN VOLUME B13, FOLIO 81
- 4: FIELD WORK PERFORMED ON: OCTOBER 2025

SURVEYOR'S CERTIFICATE:

I, Anthony L. Harris, a Professional Surveyor, licensed under the laws of the State of New Mexico, do hereby certify that I have surveyed the above described property and I am responsible for said survey and that the plot herein drawn is a true and correct representation of said survey, to the best of my knowledge and belief, and meets the Minimum Standards for land surveys in the State of New Mexico; that the bearings and distances shown herein are based on the Plat or Record of Deed, unless otherwise indicated; that the boundaries and areas of all easements shown on the plot of record; that there are no encroachments from the said property onto adjoining properties or onto said property, unless shown herein and that it shows the location of all permanent improvements pertinent to the said survey.

Given under my hand and seal at Albuquerque, New Mexico, this 15th day of OCTOBER 2025

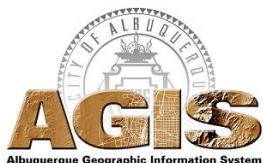
Anthony L. Harris, NM.P.S. #11463 HARRIS SURVEYING, INC.
1308 Cielo Vista Del Sur, NW • Corrales, New Mexico 87046
Telephone (505) 250-2273



For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

IDO Zone Atlas

May 2018



IDO Zoning information as of May 17, 2018

**The Zone Districts and Overlay Zones
are established by the
Integrated Development Ordinance (IDO).**

Gray Shading Represents Area Outside of the City Limits

Zone Atlas Page:

H-12-Z

Escarpment

A decorative horizontal border element located at the top of the page. It features a thin black line with a repeating pattern of small, triangular cutouts or notches along its length.

 Petroglyph National Monum

Areas Outside of City Limits

Algebraic Reasoning Scale (ARS) 7

Airport Protection Overlay (APO) Zone

Character Protection Overlay (CPO) Z

Historic Protection Overlay (HPO) Zone

View Protection Overlay (VPO) Zone

View Protection Overlay (VPO) zone

A scale bar with three horizontal lines of increasing length. The first line is labeled '250' below it. The second line is labeled '500' below it. The third line is labeled '1,000' below it. To the right of the lines, the word 'Feet' is written.